

July 28, 2009

**Site Plan, Final Plat,  
& Conveyance Plat:**

Custer Bridges, Block A, Lots 3R and 4R - McDonald's  
(SPFP09-0009)

**Owner(s):**

Custer Road MarketPlace, Ltd.

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**DESCRIPTION:**

A restaurant with a drive-thru on two lots on 4.1± acres on the west side of Custer Road, 850± feet north of SH 121. Zoned Commercial-1. Neighborhood #27. SM

**REMARKS:**

Site Plan:

<b>Access:</b>	Access is provided from Custer Road.
<b>Cross access:</b>	Cross access is provided within the development.
<b>Parking:</b>	Parking is adequate.
<b>Screening:</b>	Screening is not required.
<b>Open Space:</b>	Open space is adequate. The applicant is providing stone benches along the 20-foot open space between the fence that runs along the wall of the creek and parking area. This space will contain a ten foot area of native vegetation along the fence and a ten foot walking path and seating area.
<b>Tree Preservation:</b>	There are no protected trees on the property.
<b>Landscape Plan:</b>	A landscape plan has been submitted for staff review.
<b>Façade Plan:</b>	A façade plan has been submitted for staff review.
<b>Additional Information:</b>	The site plan conforms to the Major Creek Ordinance and the Development Agreement for the Custer Bridges development.

Final Plat:

The purpose of this plat is to dedicate easements necessary for the development of Lot 4R.

Revised Conveyance Plat:

The purpose of this plat is to dedicate easements on Lot 3R necessary for the development of Lot 4R.

**RECOMMENDATION:**

Site Plan

1. Staff approval of the Façade Plans.
2. Staff approval of the Landscape Plans.

Replat

Additions and/or alterations to the engineering plans as required by Engineering Services.

Revised Conveyance Plat

Recommend approval as submitted.